

Tyngsborough Sewer Commission
Meeting Minutes
March 8, 2012, 6:00 pm
Location: Tyngsborough Town Hall, Inspectional Dept

Commissioners Attending: Jeff Hannaford (JH), Fred Perrault (FP)
Also attending: Caryn DeCarteret, Administrator
Corey Lambert, Selectman, Gene Spickler, Tax Collector

Call to Order

The meeting was called to order by Jeff Hannaford at 6:05 PM.

Item 1) Citizens' Time

None

Approved 4/26/12

Item 2) Woodard and Curren: SRF Funding update. Not present for meeting, will be added to 3/22/12 agenda.

Item 3) Walter Eriksen: Middlesex Road pump station. Not present for meeting.

Item 4: Maple Ridge Affordable Apartments: abatement request

Steve Kominski from Dakota Partners and John McKone from Winn Residential, as developers of Maple Ridge Affordable Apartments were present to request a user fee abatement.

Mr Kominski spoke to the abatement request, citing that he has checked surrounding towns and has discovered that Tyngsborough's rates are approximately three times as high as the neighboring communities. He is seeking relief for all of the affordable units.

JH confirmed the exact number of units to be 96. There are 24 units per building and 4 buildings.

FP asked which other communities they have compared Tyngsborough's rates against.

Mr McKone answered that Chelmsford and Lowell are two of the neighboring communities.

JH asked if Mr McKone or Mr Kominski had checked the approval by ZBA to see if there was any relief granted for user fees, because he knew that they had received relief with relation to connection fees. He also stated that if there was an affordable project which needed relief from user fees, it would usually be granted thru the ZBA's decision.

Mr Kominski asked if there were any other projects in Town which had received relief from user fees.

JH stated that there were not.

JH stated that if there was no relief decision in the ZBA approval, the Commissioners would need to fall back on the Sewer Use Methodology (a copy was provided to the Maple Ridge representatives) which states that each apartment is considered a dwelling unit. The rates were reviewed by both an accounting firm and engineering firm, which found that the rates were lower than the median rate in Massachusetts.

Mr Kominski asked if relief would be granted and if not, stated that they could go back to the ZBA.

JH stated that relief could not be granted unless it was done for all residents and that if the Commission was consulted by the ZBA for consideration of relief that the Commission would advise against it.

Mr McKone asked for clarification of well water vs Town water and subsequent sewer related fees.

JH: Informed Mr McKone that most commercial properties have Town water, in which case sewer fees are based on water consumption, but each commercial account has a minimum charge equivalent to the residential flat rate.

Ed Wallace from the Maple Ridge over 55 Homeowner's Association spoke about an occasional odor and that he was under the impression that homeowners had complained to the Commissioners. Mr Wallace stated that he was told by other homeowners that if the odor was from below Old Tyng Road it was the Commission's issue and if it were from above it would be an issue for Maple Ridge.

JH said he was not aware of any complaints and that the Commission would check with the Superintendent. He also confirmed that if the odor was below Old Tyng it would be a Commission issue.

FP asked if there was a drop manhole, which could contribute to the odor issue.

JH stated that the Superintendent would look into whether it was a gravity feed issue.

Item 5) Administrator Update (copy of report attached)

1. Discussed Tax Collector's request for determination of outstanding Sewer Fees, Interest and pending settlement for 92 Middlesex Road, SES Partners. Jeff Hannaford revised the letter to Kopelman and Page which was mailed earlier that day.
2. Letter from Maple Ridge Affordable Apartments requesting an abatement hearing was received and they have been added to the agenda for tonight: See above
3. Letter from Chelmsford Department of Public Works outlining the cost per thousand gallons: significant increase from prior years. Chelmsford had sent a letter in March of 2011 stating that the rate for FY 2012 would change from 1.93/1000 to 2.65/1000. The bills for July 2011 to Feb 2012 all reflect the previous year's rate of 1.93. A bill for the difference was received and determined to be correct. The FY2013 rate will be set at 2.95/1000.
4. Drain Layer permits for LeBlanc, McCarthy, Roswell and JP & Sons: Reviewed
5. Commitments 23 & 21: Signed
6. Lowell Regional Wastewater Utility IMA: Commissioners will review
7. Letter from Aggregate Industries regarding Rte 113 resurfacing beginning 4/1/12: Commissioners had no comments
8. Abatement 239 Pawtucket Blvd: Reviewed and approved

Approved 4/26/12

Item 6) Superintendent's Update (copied from attached report)

Sewer Superintendent's Update

3-8-12

Cummings Rd. Alarm call Sunday night 12:30 am Low water Paul and myself responded checked system reset the control waited for the level to submerge the pumps off site at 2:30am

Called Weston & Sampson to have their controls person check Elm St. the P.L.C. was pulling in two pumps at once (also had Bill On site to work with Sal) we found that the contactor appears to be bad Weston & Sampson will order a replacement. I also had Him look at Flints Station regarding the upgrades. He is going to price out the VFD's and provide a quote.

Cumming Rd. Service the heater removed and cleaned the exhaust pipes and checked the inside baffles (found dead mice) Unit is back in service

Inspections of private pump stations to insure that proper oversight and maintenance is being performed. Merrimack Landing, Wynn Brook, Stone Hedge, vesper C.C., River Crossing there were some items found and I have contacted Weston & Sampson regarding site logs at Stone Hedge. Vesper C.C. needs to clean around there generator. The only station outstanding is Progress Ave I need to contact Walter Erickson and meet him.

Chelmsford Sewer contacted me regarding the flow at Wood St and wanted to meet me at that location it appears the flow has been declining over the past 3 months. After thinking about what would be the reason and Charles George site is the major Flow for that station and pump run times has declined I provided the reading for that station. I also talked to them about placing a dampener inside the pit on the pipe (burlap) that lays on the top of the flow so only the water level passes under the transducer and not soap suds that are giving faults readings. Dan is going to pass that along to Michael and have him give me a call he thought that was a good idea and they might do the same on their stations.

Crew is continuing to do general maintenance at the stations we are planning to repack the pumps at Mascuppic Trail next week and have Action King clean the wet well

I have scheduled E.I.S. to calibrate all of our meter stations and this is set up for March 27

I have asked Caryn to check into cost for an answering service for all the alarm calls to go. This will enable me to set up who is on call the system has different alarm panels and they are programmed to call a list of numbers that all go to my phone first. It is not something we can change on weekly biases.

Budget: I would like to make myself available for my recommendation in the areas that fall within my job scope example Capital improvements, Station Maintenance, Shop Supplies or any other items that could be helpful.

Thank you
Allen Curseaden

Item 7) Correspondence

None

Approved 4/26/12

Item 8) Complaints

None

Item 9) New Business

None

Item 10) Old Business

a) 92 Middlesex Road connection fee: See Administrator's Report Item 1.

Item 11) Adjournment

A motion to adjourn at 6:50 pm was made by Fred Perrault. The motion carried 2-0-0.